



MINUTES OF THE CITY COUNCIL WORK SESSION
held Wednesday, April 1, 1998, for the purpose of reviewing the Planning & Community
Development and Capital Projects Budgets.

The meeting began at 8:27pm. It was held in the Multi-Purpose Room of the Community Center.

PRESENT WERE: Council members Edward V.J. Putens, Rodney M. Roberts, Alan Turnbull Thomas X. White and Mayor Judith F. Davis.

STAFF PRESENT WERE: Michael P. McLaughlin, City Manager; David E. Moran, City Clerk; Celia Craze, Director of Planning and Community Development; Jeff Williams, City Treasurer; Bo Ferguson, Management Analyst and Bill Phelan, City Horticulturalist.

ALSO PRESENT WERE: Jim Giese, News Review; Kerana Todorov, Gazette and Sheldon Goldberg

Mr. McLaughlin referenced a handout from the "Counter-Intelligence Budget Group". He indicated some of the proposals would be acted on immediately and staff would be looking at some of the other proposals from this group. Mr. McLaughlin also referenced a memo from Ms. Hruby on Program Open Space.

Mayor Davis noted that she had received a call from Sue Krofchik indicating that she was unable to attend due to a family tragedy.

Planning & Community Development (PCD)

Ms. Craze began by providing Council with an update on the Lakewood Project. She reported that this was the first year of the city's commercial burglar alarm program. She noted a 21% reduction in false alarms and believed the program was very successful. Ms. Craze also mentioned that the County has begun to license residential systems and suggested that the Council consider licensing residential systems to try to eliminate recurring alarms.

Ms. Craze stated that Greenbrook Lake had been completed. She noted that the city was still waiting for the County to adopt legislation granting limited zoning authority to the city. She announced plans for a pedestrian safety week. Ms. Craze stated that she plans to put together an interdepartmental team to address "quality of life" issues at Springhill Lake.

Ms. Craze reported that there were serious problems at The Villages at Greenbelt Lake development. She indicated that houses were not being built according to plans. She indicated that residents were very unhappy. Ms. Craze stressed that PCD staff were doing everything within their power to remedy the situation. There was considerable discussion regarding this issue. Council expressed serious concerns over the situation and asked for staff to provide a more detailed report with suggestions to address the problems.

Ms. Craze stressed the need for the proposed half-time office assistant. She noted that technical staff were now performing clerical tasks instead of their technical duties.

Next, Council reviewed each account within that section. Ms. Craze explained the unmet needs under Community Development. Mr. White suggested staff look into new HUD grants available for demonstration projects. Mr. Putens wanted the computer under unmet needs to be a priority.

Capital Projects Fund

Mr. McLaughlin summarized the fund balance and anticipated expenditures. Mr. Putens wanted the Greenbrook Trails Easement project to be placed back in the CIP budget. Some Council Members questioned why this project had been dropped from the list. Mr. McLaughlin summarized each project. Council reviewed a concept plan for the Public Works addition. Mr. Putens expressed support for the project. Mr. McLaughlin explained that \$100,000 probably would not cover the project, but firm estimates were not yet available. Mr. Hall hoped to have an estimate by the end of the week.

Mr. Putens and Ms. Davis favored adding the Northway curb, gutter and sidewalks. Mr. McLaughlin believed these projects could be funded under Street Resurfacing and Misc. Sidewalk Repairs.

Mr. Putens asked about ballfield lighting. Ms. Davis asked about implementation of the Attick Park Master Plan. Mr. McLaughlin suggested another public look at the plan and priorities. Mr. Roberts wanted the concession stand removed and decent restrooms established at the Lake. Mr. Turnbull favored a public meeting and suggested committing some funds, possibly \$100,000.

Mr. Putens also wanted to remove the concession stand and install restrooms. Mr. White agreed that Council needed to look at the Master Plan. He believed the problem at the park was overuse and was concerned about facilities that would increase the use. Ms. Davis favored the relocation of the amphitheatre.

Mr. Turnbull asked if \$50,000 was enough to implement a meaningful traffic calming program. Ms. Craze estimated that they could do 10 permanent devices. Mr. Roberts noted that certain projects (like Cherrywood Lane medians) had considerable costs. Mr. White reported on complaints about speeding on Crescent Road particularly from Parkway to Mobil and requested more enforcement. Mr. Putens also raised concerns about speed in this area. Mayor Davis reported that residents of Charlestown Village were concerned about speeding when cars exit Belle Point. The residents were also concerned about the WSSC project.

CB-35

Ms. Craze reported on the County's Planning, Zoning and Economic Development Committee review of CB-35. She presented draft 3 of CB - 35. She indicated that this version puts the same requirements as required by the MXT zone. Mr. White asked about the public processes. Ms. Craze indicated that once the sector plan went through they would have to comply with it. Ms. Davis asked what the developer gained. Ms. Craze indicated that the developer would have approved uses. Mr. White asked about density limits. Ms. Craze indicated that the bill still needed a density limit. Mr. Roberts was not ready to support CB-35 and wanted concessions from the developer on the proposed uses. Ms. Davis was concerned about the timetable and was heading towards no position. Mr. White asked how Greenbelt could get some safeguards. Mr. Roberts expressed concern over the whole process, particularly the secrecy. Mr. Putens shared Mr. Roberts' concerns and indicated that this was a critical point and Greenbelt needed to get something.

Mr. McLaughlin reported that Greenbelt's position and comments were instrumental in getting draft 3 and recommended that the city take a position. Mr. Turnbull expressed concern about some of the specifics in the bill. He suggested that the city might want to consider treating the Metro and Smith properties separately. He favored preservation of the Smith section and increased density closer to the station. Ms. Craze indicated she would work to draft some amendments that would encourage this.

The meeting was adjourned at 11:25pm.

Respectfully Submitted,

David E. Moran
City Clerk